

HOA Annual Meeting Minutes

November 10, 2024

The meeting was called to order by President Mike Thomas at 7:07pm.

Those in attendance were President Mike Thomas, Vice President Brian Bonebrake, Treasurer Quinn Gregg, Secretary Debbie Mitchell, and 9 additional Board Members/Residents.

Highlights from Tonight's Meeting

Financials:

Financials remain about the same. 239 homes, 92%, have paid their HOA dues in full. The HOA had a budget was \$167,953 for 2023, the budget for 2024 was \$117,793.

Election of Officers:

Several positions on the Executive Board were expiring. Mike Thomas was re-elected President, Debbie Mitchell was re-elected Secretary and James Miller, Robyn Dunlap, and Chanel Rodriquez were elected to the executive board.

The board of Directors had 2 expiring positions. Rick Head was elected to the board of directors.

2025 Budget Review:

Treasurer Quinn Gregg presented the 2025 Budget Review. He went through a line-by-line analysis. The total for the next year was \$121,827. Before the December meeting, Quinn will make some adjustments to get the final amount close to the 2024 amount of \$117,793.

Pool:

Mike is working with Jeff from Johnson Pools to confirm his bid for next year. Some items that need attention are still being looked at.

Lawn Care/Greenway:

Mike is working with Cory and the team to confirm the bid for next year's lawn care.

Club House Improvements:

Rick Head has done so much repair work in the Clubhouse and around the Clubhouse. He is not charging the HOA for the Labor. Everyone owes Rick a huge thank you for doing all of this work for the HOA. He is repairing dry wall, working on lighting, installed a new stove in the clubhouse, doing work in the bathrooms, cleaning out the storage area downstairs, to name just a few. He will continue to work on other projects.

Social Events:

The Fall Festival was a tremendous success! Thank you to Shelby, Robyn, Chanel, and Lindsey for all of the hard work they did! Everyone had a great time! There may be a Christmas event, watch the Facebook page for information.

Homes/Violations:

The HOA will continue to fine the Burned House until it is cleaned up.

Tonight's Agenda

Financial Update

- Checking Total: \$27,015
- MM Total: \$39,548
- Expenses YTD: \$117,178
- Overall Receivables:
 - 2024 Dues: 239 fully paid (92%)
 - Mike T to add/remove liens for accounts over \$1000 (15)

- Election of Officers (*can have 11 total exec board and 3-5 board of dirs.*)

- Open/expiring positions – 4 executive board expiring (Mike/Debbie/James/Robyn); at least 1 board of director spot open (Steve expiring)
- 2025 Budget Review
 - Review 2025 anticipated budget
- Pool
 - **Working to confirm the bid for next year from Jeff for budgeting purposes.**
 - Items to Review:
 - Replace shallow end ladder in off season
 - Diving board second opinion
 - Slick spots on deck – repaint in the offseason
- Lawn Care / Greenway
 - **Working to confirm the bid for next year from Cory for budgeting purposes.**
- Construction/Improvements:
 - **Clubhouse drywall work completed this past week. Retaining wall work was slated to begin afterwards but with weather, it may begin just after the new year instead. We have confirmation it will definitely get done prior to pool season.**
- Clubhouse
 - **Need bid on security camera upgrade and office computer for budgeting for 2025 (Mike T). Stove replacement is planned for Sat, 10/19 delivery.**
 - Girl scouts are wanting to replace the blinds in the clubhouse for us – more details to come.
 - Get paint to redo the parking lot lines during cleanup day in May ahead of pool opening
 - Dennison to work on potholes in the parking lot.
- Social Events
 - **Halloween party – grand success (as usual). Everyone had a great time, food vendors seemed to do well, and the firetruck was a great addition.**
- Homes / Violations

- **Recommendation to stop fining the home due to elongated fire damage since the exterior is now all back in shape.**

Open Forum

- Speed humps

Upcoming Major Expenses

- Clubhouse Parking Lot Asphalt & Concrete Dumpster Pad - \$20k
- Clubhouse/Pool Security Cameras - \$10-20k
- Clubhouse HVAC - \$10-15k
- Pool Diving Boards - \$2-3k
- Pond Aerators - \$3-5k
- Pond Dredging – potentially \$250-300k

With no further business, the meeting was adjourned at 8:35pm.

Respectively submitted,

Debbie Mitchell, Secretary